

**Public Hearing Agenda for
City of Manchester, New Hampshire
Planning Board
Held on: April 22, 2004 at 6:00 p.m.
One City Hall Plaza
Manchester, NH 03101
(603) 624-6450
planning@ci.manchester.nh.us**

Agenda for the Regular City Planning Board Meeting on **Thursday, April 22, 2004**
at **6:00 pm** in the Aldermanic Chambers, Third floor, City Hall, One City Hall Plaza

BUSINESS MEETING (6:00 – 7:00):

I. ADMINISTRATIVE MATTERS: (See enclosed)

1. Annual Planning Board organizational meeting and election of officers.
2. Approval of the Minutes of February 26, 2004, March 11, 2004 and March 25, 2004.
3. Receive and file the Financial Report for the period ending March 31, 2004.

II. REGULATORY MATTERS:

4. PD-08-2003 CU-30-2003 Property located at 17 Riverfront Drive, an application to create a planned development by the construction of two (2) buildings containing a total of ten (10) townhouse dwellings and a conditional use permit to allow the construction within the regulated floodway of the Merrimack River, pursuant with Section 7.03 (D-2) of the zoning ordinance – Spectrum Investment Group
Public Hearing Held: 02/12/2004
Public Hearing Continued: 03/11/2004 [Staff Report Enclosed. Request
Deadline for Action: 04/08/2004 by applicant to address Board]
5. PD-02-2004 Property located at 840 Bodwell Road, an application to create a planned develop-
ment by the construction of thirty-one (31) single family dwellings - Whirlwind Capital, LLC
Public Hearing Held: 03/11/2004
Public Hearing Continued: 04/08/2004
Deadline for Action: 05/13/2004 [Staff Report Enclosed]
6. PD-05-2004 Property located at 1055 Bridge Street, an application to create a planned dev-

elopment by the construction of five (5) single family dwellings (1 existing on-site) – Frank and Janice Hobbs

Public Hearing Held: 03/11/2004

Public Hearing Continued: 04/08/2004

Deadline for Action: 05/13/2004

[Staff Report Enclosed]

III. OTHER BUSINESS ITEMS:

7. Staff up-date of property on Bicentennial Drive, approved for Hanaby Homes.
8. Request for extension of site plan approval for Eckhardt & Johnson, Inc.
9. Any other business items from Staff or Board.

PUBLIC HEARINGS (7:00 PM):

Subdivision, Site Plan, Planned Development and Conditional Use Permit Applications (See Enclosed):

APRIL 8TH HEARING CONTINUED:

1. PD-04-2004 Property located at 1085 & 1095 Bodwell Road, an application to create a
SP-04-2004 planned development, by the construction of six (6) townhouse structures, and
for site plan approval for the construction of 24 dwelling units (2 existing on-site) – William Socha
Public Hearing Held: 03/11/2004 & 04/08/2004 (Postponed)
Public Hearing Continued: 04/22/2004
Deadline for Action: 05/13/2004

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is recommended by the staff that the Planning Board accept the applications, **with the exception of CU-11-2004** and conduct a Public Hearing.

A motion would be in order to accept the following **CURRENT APPLICATIONS:**

2. S-05-2004 Property located at 282 & 286 Concord Street, an application to subdivide
CU-10-2004 property to create two (2) lots, each lot containing an existing structure –
CU-13-2004 Roman Catholic Bishop of Manchester
Public Hearing: 04/22/2004
Deadline for Action: 06/24/2004
3. SP-05-2004 Property located at 55 Riverfront Drive, an application for site plan approval

for the construction of a three story multifamily building containing 68 dwellings with garage under and on-site parking – PD Associates, LLC

Public Hearing: 04/22/2004

Deadline for Action: 06/24/2004

4. SP-07-2004 Property located on Candia Road (M 748, Lot #8), an application for site plan approval for the construction of a 2,650 sq. ft. restaurant (Dunkin Donut) with drive-thru window, and on-site parking – CLD Consulting Engineers, Inc. for Candia Realty, LLC

Public Hearing: 04/22/2004

Deadline for Action: 06/24/2004

5. CU-09-2004 Property located at 189 Kelly Street, an application for a conditional use permit to occupy the existing building as a gift and ceramic shop – Debbie Ann Valente

Public Hearing: 04/22/2004

Deadline for Action: 06/24/2004

6. CU-10-2004 Property located at 286 Concord Street, an application for a conditional use permit to convert the existing building to a 34 unit rooming house – Roman Catholic Bishop of Manchester

Public Hearing: 04/22/2004

Deadline for Action: 06/24/2004

7. CU-11-2004 Property located at 1466 Bodwell Road, an application for a conditional use permit to occupy a portion of the existing building as a retail pool & spa business – Matley Swimming Pools & Spas

Public Hearing: 04/22/2004

Deadline for Action: 06/24/2004

8. CU-12-2004 Property located at 18-72 Hanover Street, an application for a conditional use permit to convert commercial space to two (2) apartments on the first floor - Red Oak of the Opera, LLC & 40 West Broadway Trust

Public Hearing: 04/22/2004

Deadline for Action: 06/24/2004

9. CU-13-2004 Property located at 286 Concord Street, an application for a conditional use permit for a reduction from the required number of parking spaces from 34 to 10 – Roman Catholic Bishop of Manchester

Public Hearing: 04/22/2004

Deadline for Action: 06/24/2004

LIMITED BUSINESS MEETING (following public hearing):

10. S-05-2004 Property located at 282 & 286 Concord Street, an application to subdivide property to create two (2) lots, each lot containing an existing structure – Roman Catholic Bishop of Manchester
Public Hearing Held: 04/22/2004
Deadline for Action: 06/24/2004
11. CU-09-2004 Property located at 189 Kelly Street, an application for a conditional use permit to occupy the existing building as a gift and ceramic shop – Debbie Ann Valente
Public Hearing Held: 04/22/2004
Deadline for Action: 06/24/2004
12. CU-10-2004 Property located at 286 Concord Street, an application for a conditional use permit to convert the existing building to a 34 unit rooming house – Roman Catholic Bishop of Manchester
Public Hearing Held: 04/22/2004
Deadline for Action: 06/24/2004
13. CU-12-2004 Property located at 18-72 Hanover Street, an application for a conditional use permit to convert commercial space to two (2) apartments on the first floor - Red Oak of the Opera, LLC
Public Hearing: 04/22/2004
Deadline for Action: 06/24/2004
14. CU-13-2004 Property located at 286 Concord Street, an application for a conditional use permit for a reduction from the required number of parking spaces from 34 to 10 – Roman Catholic Bishop of Manchester
Public Hearing: 04/22/2004
Deadline for Action: 06/24/2004
15. Determination of Regional Impact. **[To be distributed at meeting]**